

for sale

offers in excess of **£100,000**



## Flat 1 North Street Swindon SN1 3JY

Offered with NO ONWARD CHAIN is this two bedroom basement floor flat, located in the heart of Old Town, within walking distance to an array of bars, restaurants and shops. The property itself offers an open plan kitchen /dining /living room, master bedroom, second room and bathroom. Viewing advised!

# Flat 1 North Street Swindon SN1 3JY

## Internal Features

### **Kitchen / Dining / Living Room**

18' x 17' ( 5.49m x 5.18m )

Two windows to front, wall and base units with work surface over, one and half bowl inset sink with mixer tap, built in electric oven with induction hob over, integrated fridge / freezer, space and plumbing for washing machine. spot lights throughout.

### **Bedroom 1**

11' 6" x 11' ( 3.51m x 3.35m )

Window to side, heater, spot lights

### **Bedroom 2**

12' 6" x 7' ( 3.81m x 2.13m )

Window to side, storage heater, spot lights.

### **Bathroom**

WC, wash hand basin, panel bath with shower and screen over, tiled to water sensitive areas, extractor fan, spot lights.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01793 461757**  
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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102606 - 0013

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 300.00

Ground Rent: 75.00

**view this property online**  
**[connells.co.uk/Property/SND102606](http://connells.co.uk/Property/SND102606)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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